

075.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,368,200 / 1,368,200

ASSESSED:

1,368,200 / 1,368,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
3		ROBIN HOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NATHAN MICHAEL T & MICHELE	
Owner 2:	
Owner 3:	

Street 1: 3 ROBIN HOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SEGOOL DIANA N & BRIAN -

Owner 2: -

Street 1: 3 ROBIN HOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,741 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 3612 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9741		Sq. Ft.	Site		0	70.	0.73	4									498,563						498,600	

IN PROCESS APPRAISAL SUMMARY						Legal Description			User Acct		
101	9741.000	864,500	5,100	498,600	1,368,200				47489		
Total Card	0.224	864,500	5,100	498,600	1,368,200	Entered Lot Size			GIS Ref		
Total Parcel	0.224	864,500	5,100	498,600	1,368,200	Total Land:			GIS Ref		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	378.79	/Parcel:	378.7	Land Unit Type:			Insp Date	

06/28/18	Entered Lot Size
12/28/18	Total Land:
06/28/18	Land Unit Type:
06/28/18	Insp Date

!6273!	Parcel ID	075.0-0003-0007.0
PRINT	Date	Time
12/10/20	21:04:08	
LAST REV	Date	Time
05/07/19	15:51:05	jorourke

Prior Id # 1: 47489
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEGOOL DIANA N	71492-589	1	8/17/2018		1,450,000	No	No		
BLUEBERRY ESTAT	52312-190		2/27/2009	Change>Sale	615,000	No	No		
WRIGHT JOHN WIN	52312-098		2/27/2009	Mult Lots	945,000	No	No	N	
PR448-584			1/1/1901	Family		No	No		

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/29/2018	1803	Solar Pa	35,921	C					5/7/2019	SQ Returned	JO	Jenny O
11/20/2018	1746	Re-Roof	13,498	C					6/28/2018	Measured	DGM	D Mann
10/17/2014	1361	Redo Bas	10,000					Finish basement.	6/9/2015	Permit Insp	PC	PHIL C
4/1/2009	195	Redo Bat	6,300						6/12/2009	Measured	189	PATRIOT
2/27/2009	115	Redo Kit	14,000						10/20/1999	Meas/Inspect	263	PATRIOT
10/24/2007	984	Re-Roof	5,000						7/28/1993		MF	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good			SUBDIV PLAN 75 OF 2009 7997 TO 9741 SQFT..											
Sty Ht: 2H	2 & 1/2 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Very Good														
Foundation: 3	Brick or Stone			A 3QBth: 1	Rating:														
Frame: 1	Wood			1/2 Bath: 2	Rating: Very Good														
Prime Wall: 2	Clapboard			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 1	Gable			OTHER FEATURES															
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: WHITE				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: B- Good (-)								Lvl 2											
Year Blt: 1925	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct: G19	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2	Plaster			Functional:				Interior:	1	8	4								
Sec Int Wall: 1	%			Economic:				Additions:											
Partition: S	Typical			Special:				Kitchen:											
Prim Floors: 3	Hardwood			Override:				Baths:											
Sec Floors: 1	%			Total: 4.6	%			Plumbing:											
Bsmnt Flr: 12	Concrete							Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3	Typical																		
Insulation: 2	Typical																		
Int vs Ext: S																			
Heat Fuel: 2	Gas																		
Heat Type: 3	Forced H/W																		
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:			Model:			Serial #:			Year:		Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 075.0-0003-0007.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100		5,100		
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100							